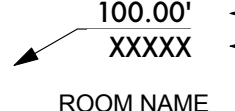
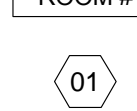




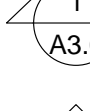
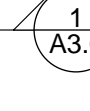
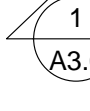
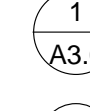
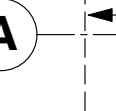


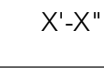







Casa LoBello

ABBREVIATIONS	
The following abbreviations are applicable to the architectural sheets. See symbol and legend information on mechanical, plumbing, and electrical plans for abbreviations applicable to those drawings.	
L	ANGLE
9	CENTERLINE DIAMETER
A.B.	ANCHOR BOLTS
AC.	ASPHALT CONCRETE
ACU.	ACQUITY
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
APRX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASP.	ASPHALT
ASSY.	ASSEMBLY
BD.	BOARD
BETW.	BETWEEN
BEV.	BEVEL
BTUM.	BITUMINOUS
BLDG.	BLOCK
BLK.	BLOCKING
BLG.	BLIND
B.N.	BOUNDARY NAILING
B.O.	BOTTOM OF
BOT.	BOTTOM
BRG.	BEARING
BSMT.	BASEMENT
B.U.	BUILT-UP
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FOOT
CHAM.	CHAMFER (ED)
C.I.	CAST IRON
C.I.P.	CAST IN-PLACE
C.G.	CORNER GUARD
C.G.	CONSTRUCTION JOINT
C.G.	CEILING
CLKG.	CAULKING
CL.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CASIO OPENING
COL.	CLEANOUT
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CR.	CORRIDOR
CPT.	CARPET
CSK.	COUNTERSINK
CSMT.	CASEMENT
CT.	CERAMIC TILE
C.T.R.	CUBIC YARD
C.T.	CUBIC
DBL.	DOUBLE
DEMO.	DEMOLITION
DEPT.	DEPRESSION
DEPT.	DEPTH
D.F.	DRIPPING FOUNTAIN
D.H.	DOUBLE HUNG
DIA.	DIAMETER
DISP.	DIAGONAL
DIM.	DIMENSION
DIPR.	DISPENSER
D.L.	DEAD LOAD
D.N.	DOWN
DR.	DOOR
DWR.	DETAIL
D.W.	DRAWER
D.W.	DRY STANDPIPE
D.W.	DRAIN
EXIST.	EXISTING
(E)	EAST
E.A.	EACH
E.F.	EACH FACE
E.J.	EACH JOINT
E.L.	ELEVATION
ELAST.	ELASTOMERIC
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
EQ.	EQUAL
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQUIP.	EQUIPMENT
EQV.	EQUIVALENT
ESTM.	EASEMENT
E.W.C.	ELECTRIC WATER COOLER
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FABRICATE (DI)ON
F.D.	FLOOR DRAIN
F.DN.	FOUNDATION
F.F.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.F.	FINISH FLOOR
FGL.	FIBERGLASS
FI.	FIRE HYDRANT
F.H.C.	FIRE HOSE CABINET
FIN. or F.	FINISH
FL.	FLOOR
FLSH.	FLASHING
FLURD.	FLUORESCENT
F.N.	FIELD NAILING
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FPF.	FIREPROOF
FTG.	FOOT OR FEET
FURN.	FURNITURE
FURN.	FURNING
FUT.	FUTURE
FXTR.	FIXTURE
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GENL.	GENERAL
G.L.	GALVANIZED IRON
GL.	GLASS
GLB.	GLUED LAMINATED BEAM
GND.	GROUND
GR.	GRADE
GRT.	GROUT
GUT.	GUTTER
GVL.	GRAVEL
GVP.	GYPSPUM
GYPBD.	GYPSPUM BOARD
GYPBS.	GYPSPUM PLASTER
H.B.	HOSE BIBB
H.C.	HANDICAP
H.C.	HOLLOW CORE
HDR.	HEADER
HDWR.	HARDWARE
HGR.	HANGER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HP.LAM.	HIGH PRESSURE LAMINATE
HR.	HOUR
HTR.	HEATER
H.V.A.C.	HEATING/VENTILATING/ AIR CONDITIONING
HYD.	HYDRANT
HYDR.	HYDRAULIC
I.D.	INSIDE DIAMETER (DIM.)
I.N.	INCHES
INCAN.	INCANDESCENT
INC.LD.	INCLUDE (IN)ON
INFO.	INFORMATION
INSP.	INSPECT (IN)ON
INSTL.	INSTALLATION
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
K.D.	KIND DRIED
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LB.	POUND
LDGR.	LEDGER
L.F.	LINEAR FOOT
L.H.	LEFT HAND
LN.	LINEAR
LOCKR.	LOCKER
L.L.	LIVE LOAD
LOC.	LOCATION
LT.	LIGHT
L.T.W.T.	LIGHT HEIGHT
LTG.	LIGHTING
MAX.	MAXIMUM
MAS.	MASONRY
MAT.	MATERIAL
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEZ.	MEDIUM
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISCLAN.	MISCELLANEOUS
MLWK.	MILLWORK
MNT.	MOUNTED
MTR.	MOUNTING
N.T.L.	NAIL
NTR.	MORTAR
MUL.	MULLION

DRAWING SYMBOLS	
	SPOT ELEVATION TAG GRADE ELEVATION ADD'L ANNOTATION AS REQUIRED
	ROOM / SPACE TAG
	DOOR ID TAG
	WINDOW ID TAG
	FINISH / MATERIAL KEYNOTE
	WORK NOTE
	EXTERIOR ELEVATION TAG BUILDING ELEVATION NUMBER SHEET NUMBER
	BUILDING / WALL SECTION TAG DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG SHEET NUMBER DETAIL NUMBER
	DETAIL TAG DETAIL NUMBER SHEET NUMBER
	STRUCTURAL GRID LINES FACE OF STRUCTURE (DASHED)
	CENTERLINE OF STRUCTURE (CENTERLINE)
	DIMENSION TO FRAMING
	DATUM
	DATUM
	MATCH LINE
	REVISION TAG AREA OF REVISION REVISION NUMBER ADD'L INFO
GENERAL NOTES	
<p>These plans are the property of DesignARC, Inc. Use or copy is permitted by contract only. Any revisions to these plans, regardless of scope without written permission of DesignARC, Inc. is prohibited and shall thereby advance DesignARC, Inc. from any liability claims, suits, or litigation by any interest parties in the project.</p> <p>The Construction Documents are provided to illustrate the design designed and imply the finest quality workmanship throughout. Any design or detail which appears to be inconsistent with the above should be immediately brought to the attention of the Architect by the Contractor.</p> <p>The Contractor shall verify all construction documents, site dimensions and conditions and shall notify the Architect of any discrepancies or inconsistencies prior to starting work.</p> <p>Applicable trades shall use a common datum to be designated by the Contractor for all critical measurements. Do not scale drawings.</p> <p>Specific notes and details shall take precedence over general notes and details.</p> <p>During construction the Contractor shall provide fire extinguishers as required by the Field Inspector.</p> <p>Wherever existing work is damaged by any other construction operation, it shall be repaired or replaced with new material to match existing as approved by the Architect.</p> <p>The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the Owner or its representative. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.</p> <p>The Contractor shall verify location and clearance of all inserts and embedded items with all applicable drawings before pouring concrete.</p> <p>The Contractor shall provide all necessary backing and framing for wall mounted items.</p> <p>Wood in contact with concrete shall be pressure treated. All wood shall be a minimum of 6" above finish grade.</p> <p>Glass and glazing shall conform to code and with U.S. Consumer Product Safety Commission requirements. Glazed openings in doors, adjacent to doors and within 18" of the adjacent floor shall be tempered glass approved for impact hazard. Glazing in shower and tub enclosures shall be tempered, laminated or approved plastic.</p> <p>(2) layers of grade 'D' paper will be provided between all plywood shear panels or solid blocking and exterior lath with plaster.</p> <p>Fire dampers, smoke dampers and/or combination fire/smoke dampers shall be provided at fire rated walls and floor/ceilings as required per CBC 716.5</p> <p>Fire stops shall be located at the following locations per the CBC 717 requirements:</p> <ol style="list-style-type: none"> In concealed spaces of stud walls including furrowed spaces - at floor and ceiling levels and at 10' floor intervals along the length of the wall. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings. In openings around vents, pipes, ducts chimneys, and similar openings which afford a passage for a fire at ceiling and floor levels, with noncombustible materials. <p>(3) In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of the stairs if the walls under the stairs are unlined.</p> <p>At exterior wall openings, flashing, counter flashing and expansion joint material shall be constructed in such a manner as to be weathertight.</p>	
EXTERIOR MATERIAL COLOR SCHEME	
<ol style="list-style-type: none"> Roof Material: Existing-Mission tile Exterior Cladding: Cement Plaster (to Match Exist. texture) Paint-Dunn Edwards-Droplets LRV-83 Exterior Exposed Doors & Windows: Clad Color-match existing-dark bronze Gutters and downspouts-GI metal painted to match (E) Metal Trellis: Paint-Dunn Edwards-DE6376 Looking Glass LRV-23 	

<p>PROJECT DIRECTORY</p> <p>Property Owner: Katie & John Carpenter 820 Cima Linda Rd. Santa Barbara, CA 93108 310-729-5887 seibs@me.com</p> <p>Geotechnical Engineer: Geosolutions Brad Bucher 201 S. Milpas Unit 103 Santa Barbara, CA 93103 Phone: (805) 966-2200 Email: brad@geosolutions.net</p>	<p>Architect: DesignARC, Inc. 29 W. Calle Laureles Santa Barbara, CA 93105 Phone: (805) 687-1525 FAX: (805) 687-8715</p> <p>Contact: Mark Shields Email: mshields@designarc.net</p> <p>Historian: Jay Carlander Ph. D 3617 Rockcreek Rd. Santa Barbara, CA 93105 Phone: (805) 421-6857 Email: jcarlander@gmail.com</p>
<h2 style="margin: 0;">TAX MAP</h2>	
<p style="text-align: right;">POR. PUEBLO LANDS 015-16</p>	
<h2 style="margin: 0;">VICINITY MAP</h2>	

SITE INFO / PROJECT DATA		
Project Address:	820 Cima Linda Rd., Santa Barbara, CA 93108	
APN :	015-162-018	
Lot Area:	46,654 sf / 1.07 Acres	
Zoning:	RS-25 (SBMC Tiltle 30)	
Existing Use:	Residential (Single Family Residence)	
General Plan:	Eucalyptus Hill	
BAR Jurisdiction:	HLC	
Fire Sprinklers:	NO	
Construction Type:	VB	
High Fire:	Yes	
Proposed Square Footages:	Net:	Gross:
(E) Residence	= 5,315 sq. ft.	5,659 sq. ft.
(E) Garage	= 0 sq.ft.	0 sq.ft.
(N) 1st fl. Addition	= 911 sq. ft.	985 sq. ft.
(N) 1st Fl. Total	= 6,226 sq. ft.	6,644 sq. ft.
(N) 2nd fl. Addition	= 795 sq. ft.	914 sq. ft.
(N) Residence Total	= 7,021 sq. ft.	7,558 sq. ft.
(E) Accessory structure	= 694 sq. ft.	720 sq. ft.
2nd fl. Terrace	=	185 sq. ft.
(N) Garage	= 956 sq. ft.	898 sq. ft.
Demo		402 sq. ft.
Remodel area	= xxxx sq. ft.	
Parking:		
Existing:	0 covered, 2 uncovered	
Required:	2 covered	
Provided:	3 covered, 4 uncovered	
Grading Calculations:		
Grading outside building envelopes:		
Cut:	xxx cu. yds.	
Import:	x cu. yds.	
Fill:	xx cu. yds.	
Export:	xx cu. yds.	
Total Import/export:	xx,xxx yds.	
IMPERVIOUS (HARDSCAPE) SURFACES:		
New or Replaced:	x,xxx sq. ft.	
NEW LANDSCAPE AREAS:		
	xxxxx sq. ft.	
RELATED PERMITS		
BUILDING PERMIT:		
GRADING:		
LAND USE PERMIT :		
FAR		
F.A.R. Calculator		
<small>Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance for "Required FAR"), and the 80% max FAR (per the Zoning Ordinance for "Required FAR"). Additionally it will determine whether a FAR Modification is required. "Guideline FAR" calculations are as outlined in the "Applicability" section of the Single Family Residence Design Guidelines, page 10-C. The Net Lot Area does not include any Public Road Easements or Public Right-of-Way areas. The proposed TOTAL Net FAR Floor Area shall include the net floor area of all structures of all buildings, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §§§ 15.050 & § 15.200. This form has not yet been updated for current Title 30 zone designations, see SBMC §30.05.010 for comparison.</small>		
ENTER Project Address:	820 Cima Linda Rd.	
Is there a basement or cellar existing or proposed?	Yes	
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	7,021	
ENTER Zone ONLY from drop-down list:	RS-25	
ENTER Net Lot Area (in sq. ft.):	46,654	
Is the height of existing or proposed buildings 17 feet or greater?	Yes	
Are existing or proposed buildings two stories or greater?	Yes	
The FAR Requirements are:	GUIDELINE**	
ENTER Average Slope of Lot:	1.00%	
Does the height of existing or proposed buildings exceed 25 feet?	No	
Is the site in the Hillside Design District?	Yes	
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No	
An FAR MOD is not required per SBMC §28.15 or §30.20.030		
FLOOR AREA RATIO (FAR):	0.150	
Lot Size Range:	>= 20,000 sq. ft.	
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)	
100% MAX FAR:	0.108	
100% MAX FAR (in sq. ft.):	5,037	
85% of MAX FAR (in sq. ft.):	4,281	
80% of MAX FAR (in sq. ft.):	4,029	
The 7012 square foot proposed total is 140% of the MAX FAR.*		
* NOTE: Percentages total is rounded up.		
**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".		
Acreage Conversion Calculator		
ENTER Acreage to Convert to square footage:	1.07	
Net Lot Area (in sq. ft.):	46609.2	

	<div><div>PROJECT DESCRIPTION</div><div>The proposed project consists of 402 SF demolition of first floor area, demo existing swimming pool. Additions of 898 sf. on the first floor, and a 795 sf. second floor bedroom suite. The project also includes a new swimming pool spa, trellis and associated hardscape terrace.</div><div>APPLICABLE CODES:<div>2019 California Residential Code (CRC)</div><div>2019 California Building Code (CBC)</div><div>2019 California Mechanical Code (CMC)</div><div>2019 California Electrical Code (CEC)</div><div>2019 California Plumbing Code (CPC)</div><div>2019 California Energy Code</div><div>2019 California Green Building Standards Code (CalGreen)</div></div></div>
	<div><div>SHEET INDEX</div><div>ARCHITECTURAL<div><div>G0</div><div>Dust Cover</div></div><div><div>G1</div><div>Cover Sheet</div></div><div><div>G2</div><div>FAR Study</div></div><div><div>G3</div><div>Site Photos</div></div><div><div>A1.0</div><div>Site Plan - Existing</div></div><div><div>A1.1</div><div>Site Plan - Proposed</div></div><div><div>A2.0</div><div>Floor Plan - Existing</div></div><div><div>A2.1</div><div>1st Floor Plan - Proposed</div></div><div><div>A2.2</div><div>2nd Floor Plan - Proposed</div></div><div><div>A2.3</div><div>Roof Plan - Proposed</div></div><div><div>A3.0</div><div>Elevations - Existing</div></div><div><div>A3.1</div><div>Elevations - Existing</div></div><div><div>A3.2</div><div>Elevations - Proposed</div></div><div><div>A3.3</div><div>Elevations - Proposed</div></div></div></div>
	<div><div>BEST MANAGEMENT PRACTICES</div><div>Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.</div><div>Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.</div><div>Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.</div><div>Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.</div><div>Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.</div><div>Sediments and other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.</div><div>Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind or water.</div></div>
	<div><div>SPECIAL INSPECTIONS</div><div>Special Inspections:<div>The Contractor shall notify the applicable consultant 24 hours in advance of reaching the following stages of construction:</div><div>Soils Engineer:<div>To inspect all footing excavation prior to steel and concrete placement</div></div><div>Engineer :<div>To inspect all footing excavation prior to steel and concrete placement</div><div>Footing reinforcing bars in place</div><div>Mix designs</div><div>Slab on grade reinforcing bars in place</div><div>Concrete placing operations</div><div>Compression tests</div><div>Masonry wall reinforcing in place</div><div>Masonry wall cleanouts clean and ready for inspection</div><div>Grouting operation</div><div>Wood framing completed, but not closed in</div><div>Structural steel erected and secured</div><div>Plywood nailing completed but not covered</div><div>All structural work completed</div></div></div><div>Special Deputy Inspections:<div>Shop welding</div><div>Field welding of structural steel (if applicable)</div></div><div>Architect:<div>Periodic observation to verify construction is in accordance with the construction documents and specifications.</div></div></div>
	<div><div>SEPARATE PERMITS</div><div>1) Pool, Spa, and related equipment.</div><div>2) Photo Voltaic System.</div></div>

DESIGNARC

ARCHITECTURE + INTERIORS

29 West Calle Laureles
Santa Barbara, CA 93105
T: 805.687.1525

Casa LoBello

Addition + Remodel

820 Cima Linda Ln.
Santa Barbara, 93108

[CONCEPT DESIGN]

[NOT FOR CONSTRUCTION]

JOB NUMBER

21109

PIC	PA	PM	TEAM
MS	GD	GM	

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
HLC conceptual	3/10/22
HLC Concept Re-Submittal	5/11/22

REVISIONS

No.	DESCRIPTION	DATE

Cover sheet

G1

SCALE:

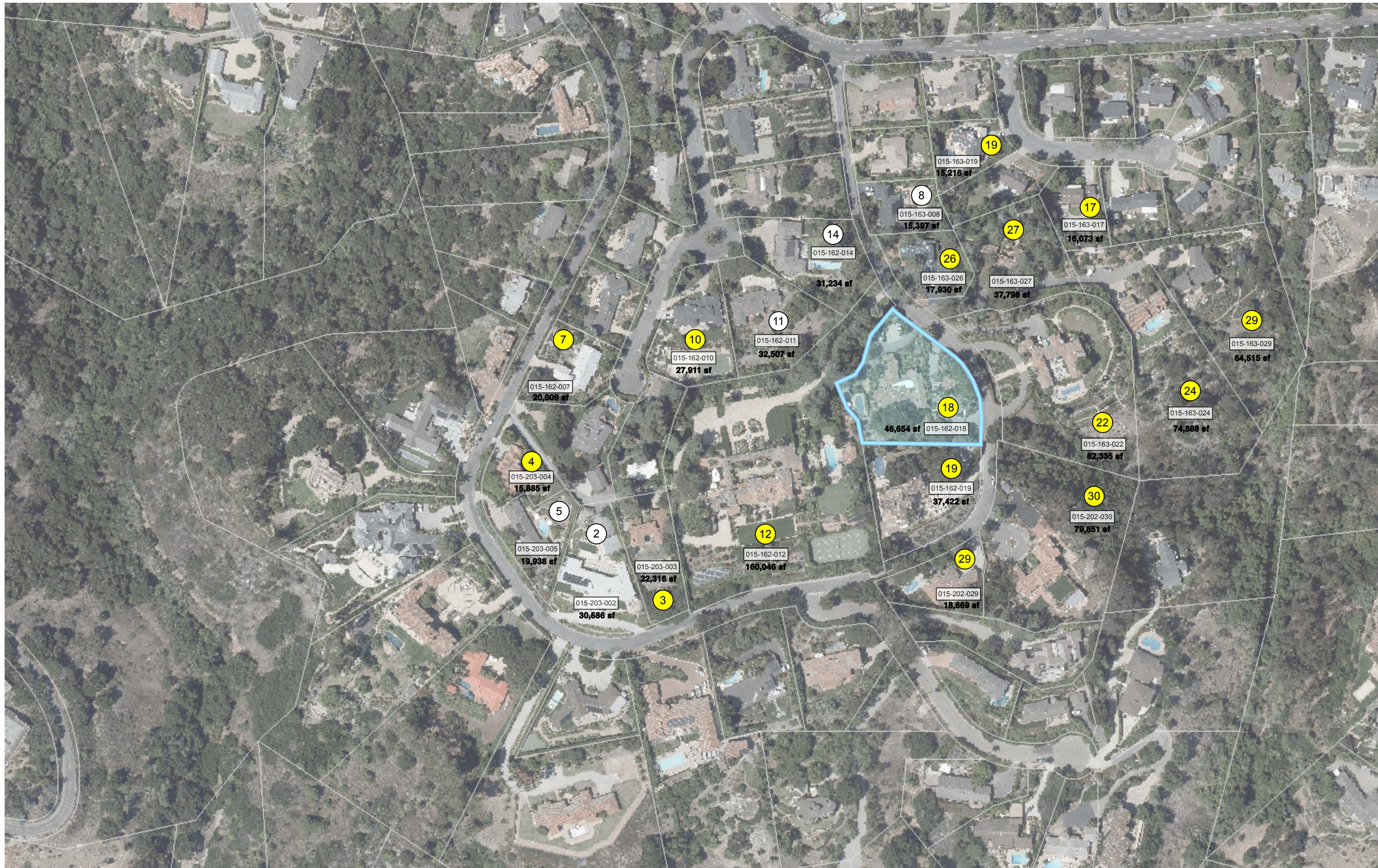
DATE:

5/11/2022

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

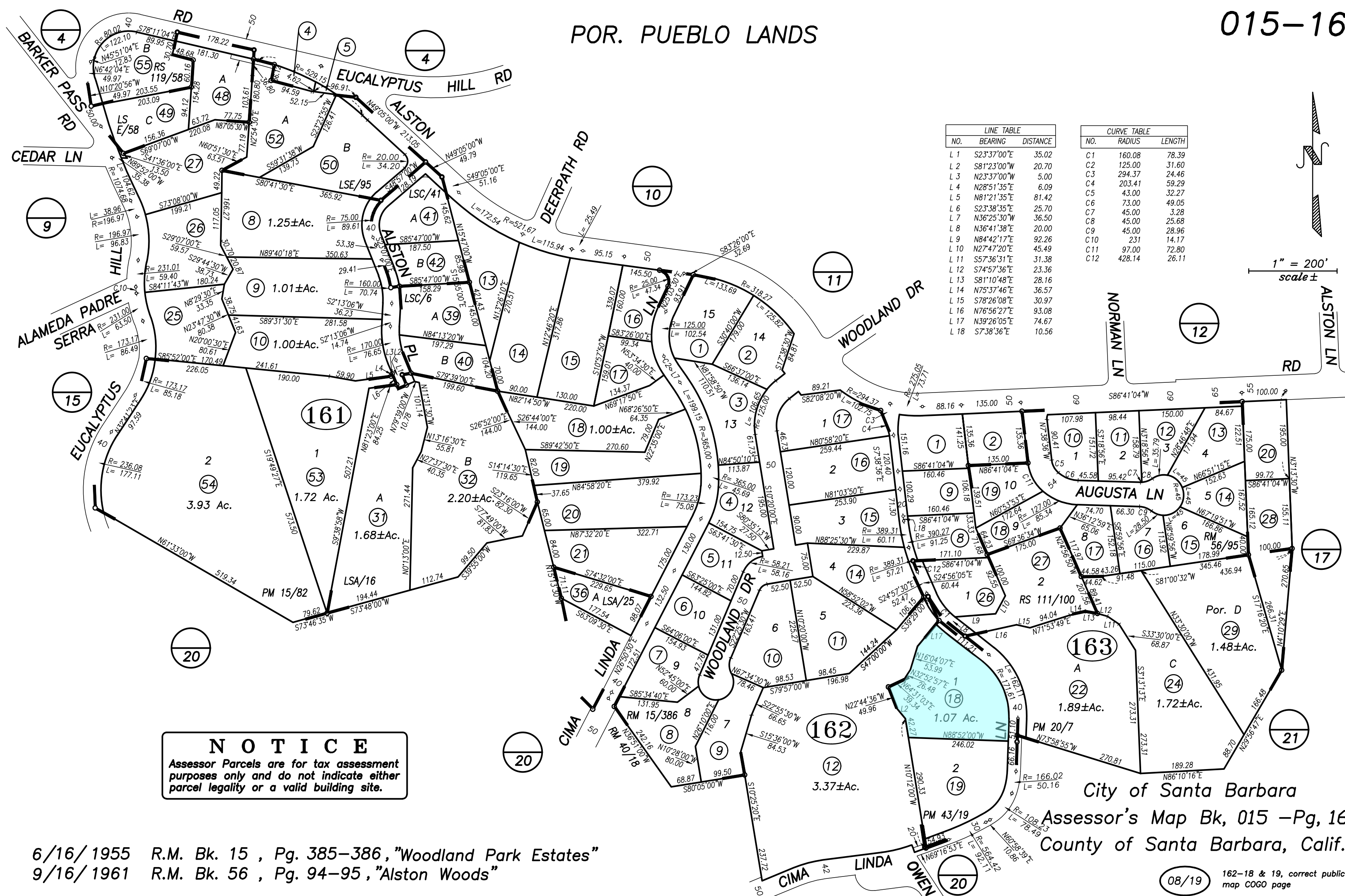
02612

FAR COMPARISON - 20 CLOSEST LOTS



FAR COMPARISON

To Sort, press all at same time: CTRL+SHIFT+S										20 Closest Lots Data Ranked by FAR						
										for: (ADDRESS)						
Address	Data Source	APN	Lot Size in net sq. ft.	Floors	House	Garage	Total	FAR	FAR Rank							
(Optional)	(Ex: Co. Assessor's Office)					/Carport										
19 8 Augusta Ln.	City Street File	015-163-019	15,216	2	3,382	400	3,782	0.25	1	Largest						
4 1046 Cima Linda Ln	City Street File	015-203-004	15,885	2	3,104	456	3,560	0.22	2							
7 752 Woodland Dr.	City Street File	015-162-007	20,009	2	3,422	480	3,902	0.20	3							
29 849 Cima Linda Ln.	City Street File	015-202-029	18,869	2	3,006	400	3,406	0.18	4							
5 1030 Cima Linda Ln	City Street File	015-203-005	19,938	1	3,134	400	3,534	0.18	5							
19 840 Cima Linda Ln	City Street File	015-162-019	37,422	2	6,015	600	6,615	0.18	6							
18 820 Cima Linda Ln	City Street File	015-162-018	46,654	2	6,759	856	7,715	0.17	7							
10 743 Woodland Dr.	City Street File	015-162-010	27,911	2	3,995	445	4,440	0.16	8							
3 1048 Cima Linda Ln	City Street File	015-203-003	22,316	2	3,016	500	3,516	0.16	9							
2 1010 Cima Linda Ln	City Street File	015-203-002	30,586	1	4,393	400	4,793	0.16	10							
17 16 Augusta Ln.	City Street File	015-163-017	16,074	2	2,100	400	2,500	0.16	11							
26 803 Cima Linda Ln.	City Street File	015-163-026	17,930	2	2,244	400	2,644	0.15	12							
8 717 Cima Linda Ln.	City Street File	015-163-008	15,397	1	1,757	400	2,157	0.14	13							
12 736 Cima Linda Ln	City Street File	015-162-012	160,046	2	17,882	1,071	18,753	0.12	14							
14 729 Woodland Dr.	City Street File	015-162-014	31,234	1	2,439	444	2,883	0.09	15							
27 805 Cima Linda Ln.	City Street File	015-163-027	37,799	2	2,789	400	3,189	0.08	16							
30 841 Cima Linda Ln.	City Street File	015-202-030	79,851	2	6,333	400	6,733	0.08	17							
22 815 Cima Linda Ln.	City Street File	015-163-022	82,335	2	6,200	600	6,800	0.08	18							
29 809 Cima Linda Ln.	City Street File	015-163-029	64,516	2	3,911	400	4,311	0.07	19							
11 733 Woodland Dr.	City Street File	015-162-011	32,507	1	1,634	400	2,034	0.06	20							
24 807 Cima Linda Ln.	City Street File	015-163-024	74,888	2	3,219	400	3,619	0.05	21	Smallest						
										Average/Mean Total of House + Garage Size (including project proposal):					4,804	
										Average/Mean FAR (including project proposal):					0.14	Revised 8-21-22
										20 Closest Lots Data Ranked by Size						
										for: (ADDRESS)						
Address	Data Source	APN	Lot Size	Floors	House	Garage	Total	Rank								
(Optional)	(Ex: Co. Assessor's Office)					/Carport										
12 736 Cima Linda Ln	City Street File	015-162-012	160,046	2	17,882	1,071	18,753	1	Largest							
18 820 Cima Linda Ln	City Street File	015-162-018	46,654	2	6,759	856	7,715	2								
22 815 Cima Linda Ln.	City Street File	015-163-022	82,335	2	6,200	600	6,800	3								
30 841 Cima Linda Ln.	City Street File	015-202-030	79,851	2	6,333	400	6,733	4								
19 840 Cima Linda Ln	City Street File	015-162-019	37,422	2	6,015	600	6,615	5								
2 1010 Cima Linda Ln	City Street File	015-203-002	30,586	1	4,393	400	4,793	6								
10 743 Woodland Dr.	City Street File	015-162-010	27,911	2	3,995	445	4,440	7								
29 809 Cima Linda Ln.	City Street File	015-163-029	64,516	2	3,911	400	4,311	8								
7 752 Woodland Dr.	City Street File	015-162-007	20,009	2	3,422	480	3,902	9								
19 8 Augusta Ln.	City Street File	015-163-019	15,216	2	3,382	400	3,782	10								
24 807 Cima Linda Ln.	City Street File	015-163-024	74,888	2	3,219	400	3,619	11								
4 1046 Cima Linda Ln	City Street File	015-203-004	15,885	2	3,104	456	3,560	12								
5 1030 Cima Linda Ln	City Street File	015-203-005	19,938	1	3,134	400	3,534	13								
3 1048 Cima Linda Ln	City Street File	015-203-003	22,316	2	3,016	500	3,516	14								
29 849 Cima Linda Ln.	City Street File	015-202-029	18,869	2	3,006	400	3,406	15								
27 805 Cima Linda Ln.	City Street File	015-163-027	37,799	2	2,789	400	3,189	16								
14 729 Woodland Dr.	City Street File	015-162-014	31,234	1	2,439	444	2,883	17								
26 803 Cima Linda Ln.	City Street File	015-163-026	17,930	2	2,244	400	2,644	18								
17 16 Augusta Ln.	City Street File	015-163-017	16,074	2	2,100	400	2,500	19								
8 717 Cima Linda Ln.	City Street File	015-163-008	15,397	1	1,757	400	2,157	20								
11 733 Woodland Dr.	City Street File	015-162-011	32,507	1	1,634	400	2,034	21	Smallest							
										Average/Mean House Size (including project proposal):					4,804	Revised 8-21-22



6/16/1955 R.M. Bk. 15 , Pg. 385-386, "Woodland Park Estates"
9/16/1961 R.M. Bk. 56 , Pg. 94-95, "Alston Woods"

FAR CALCULATOR

ENTER Project Address:	820 Cima Linda Rd.
Is there a basement or cellar existing or proposed?	Yes
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	7,715
ENTER Zone ONLY from drop-down list:	OTHER
ENTER Net Lot Area (in sq. ft.):	46,654
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	GUIDELINE**
ENTER Average Slope of Lot:	5.80%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15 or §30.20.030	
FLOOR AREA RATIO (FAR):	0.165
Lot Size Range:	>= 20,000 sq. ft.
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)
100% MAX FAR:	0.108
100% MAX FAR (in sq. ft.):	5,037
85% of MAX FAR (in sq. ft.):	4,281
80% of MAX FAR (in sq. ft.):	4,029
The 7,715 square foot proposed total is 153% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.
**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline."

JOB NUMBER
21109
PIC PA PH TEAM
MS GD GM

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MILESTONES / SUBMITTALS
DESCRIPTION DATE
HLC-conceptual 3/10/22
HLC Concept Re-Submittal 5/11/22

REVISIONS
No. DESCRIPTION DATE

FAR Study


G2

SCALE: DATE:
5/11/2022

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)




[CONCEPT DESIGN]
[NOT FOR CONSTRUCTION]




Aerial view towards ocean

01




View towards entry gate

02




Main entry, looking towards East Elevation

03




View towards front garden, looking East

04




View towards South elevation

05




View of garden vestibule, at South elevation

06




Corbel Detail, at South elevation

07




Partial West elevation

08




View towards West elevation

09




View of Partial East Elevation

10




View towards North Elevation

11



View of Partial North Elevation

12



View of North East Courtyard

13

DESIGNARC

ARCHITECTURE + INTERIORS

20 West Calle Laureles

Santa Barbara, CA 93105

T: 805.687.1525

Casa LoBello

Addition + Remodel

820 Cima Linda Ln.
Santa Barbara, 93108

[CONCEPT DESIGN]
[NOT FOR CONSTRUCTION]

JOB NUMBER				
21109				
PIC	PA	PM	TEAM	
MS	GD	GM		

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MILESTONES / SUBMITTALS	
DESCRIPTION	DATE
HLC-conceptual	3/10/22
HLC Concept Re-Submittal	5/11/22

REVISIONS	
No.	DESCRIPTION

	DATE

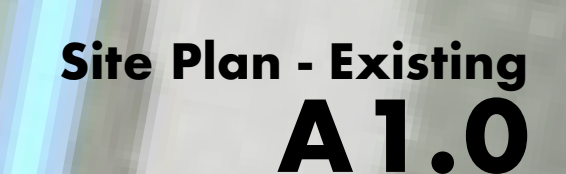
Site Photos

G3

SCALE:	DATE:
	5/11/2022

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

(E)
SINGLE FAMILY
RESIDENCE



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820 Cima Linda Ln. Santa Barbara, 93108

1" = 10'
5/11/2022



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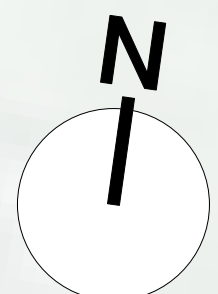
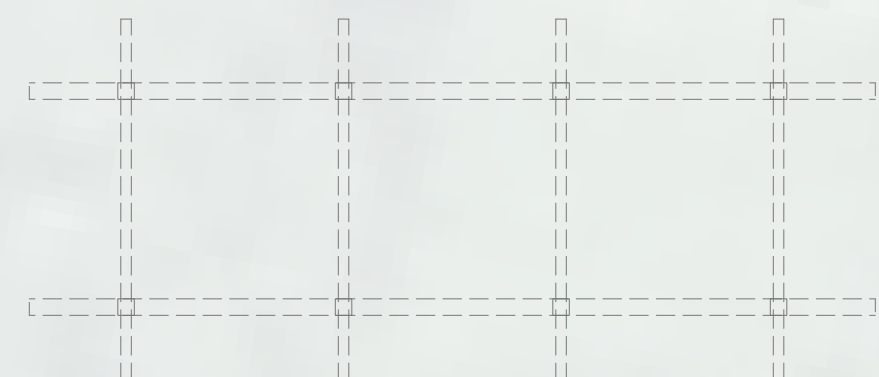
820 Cima Linda Ln. Santa Barbara, 93108

Site Plan - Proposed
A1.1

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1" = 10'
5/11/2022

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Floor Plan - Existing
A2.0

3/16" = 1'-0"
5/11/2022

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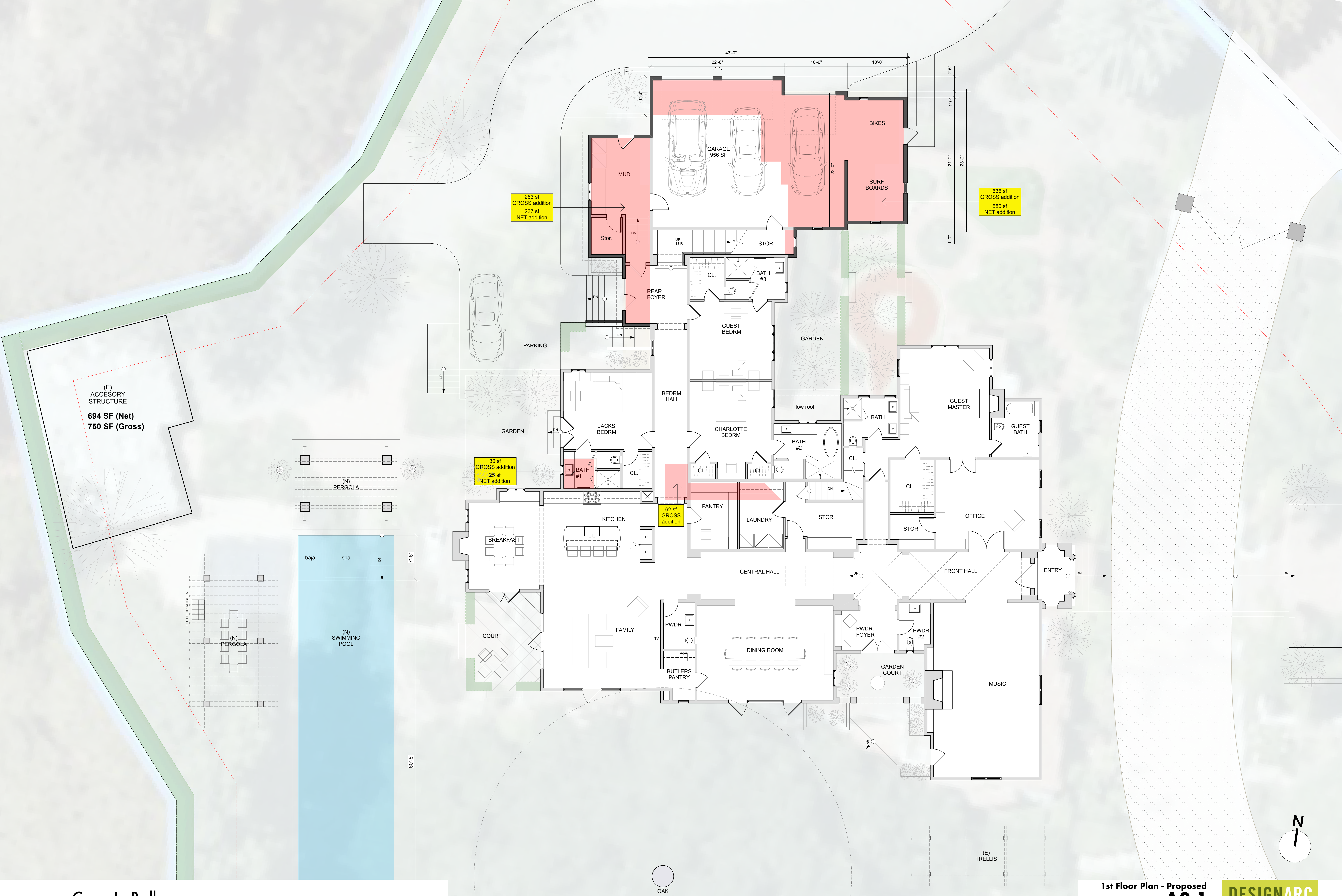
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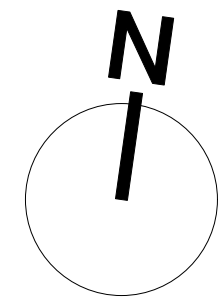
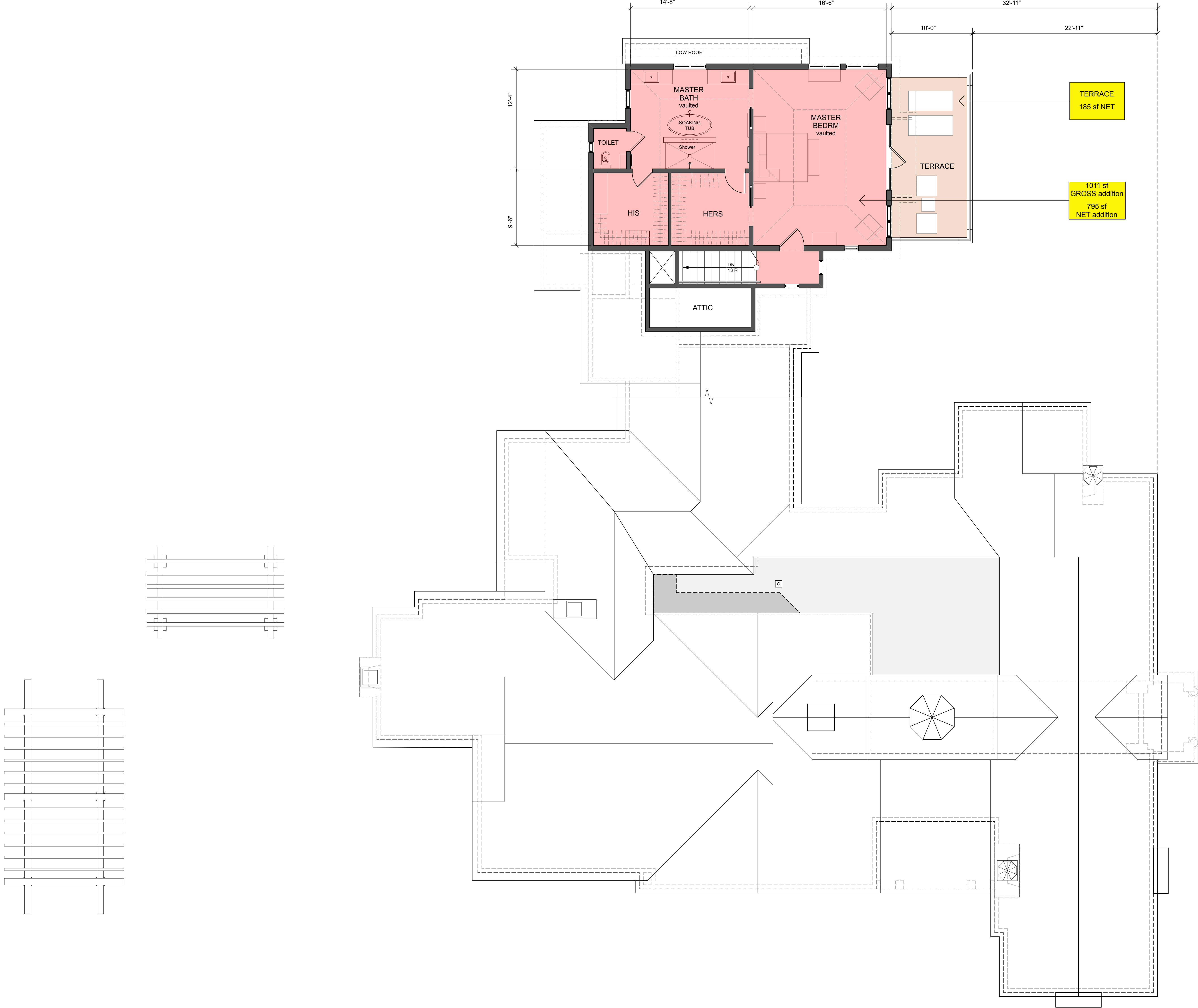
1st Floor Plan - Proposed
A2.1

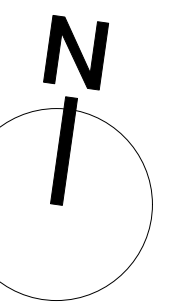
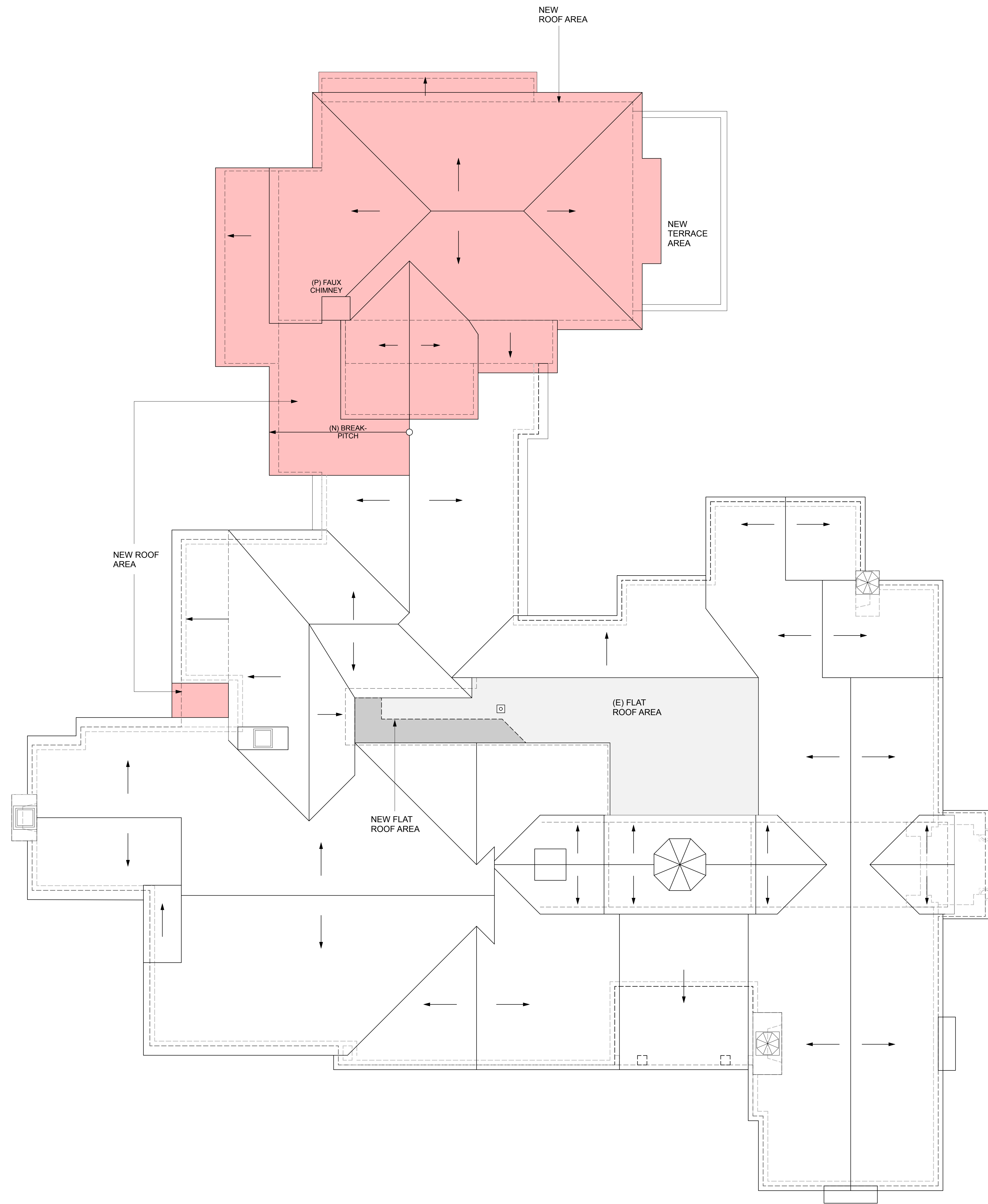
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3/16" = 1'-0"
5/11/2022

29 West Calle Jaramila, CA 93105 T 805.687.1525 F 805.687.8715
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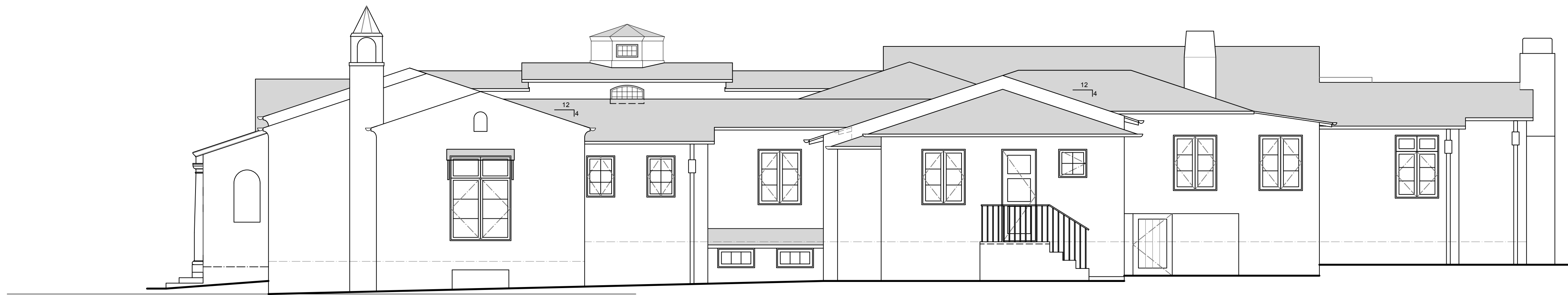




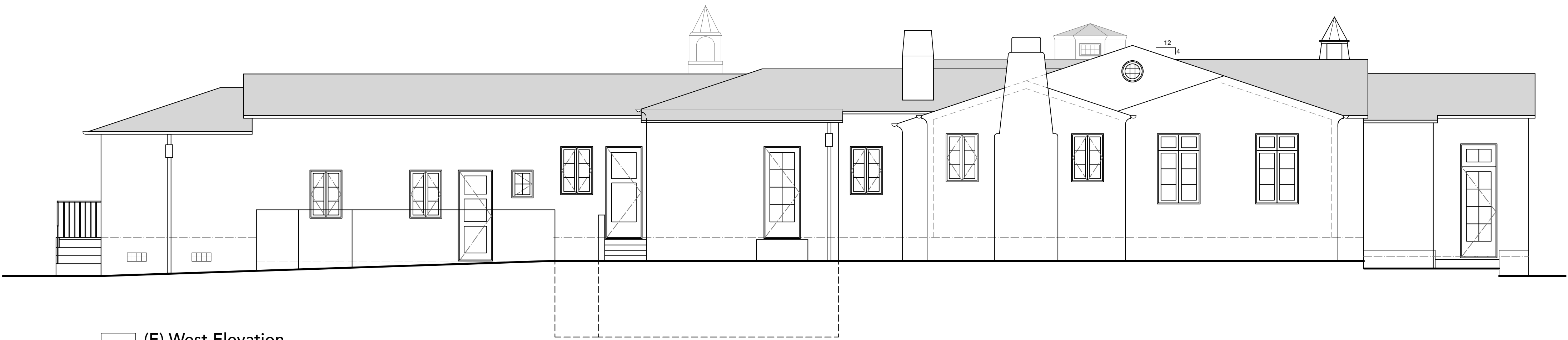
1 (E) East Elevation
Scale: 3/16" = 1'-0"



2 (E) East Elevation/Section
Scale: 3/16" = 1'-0"



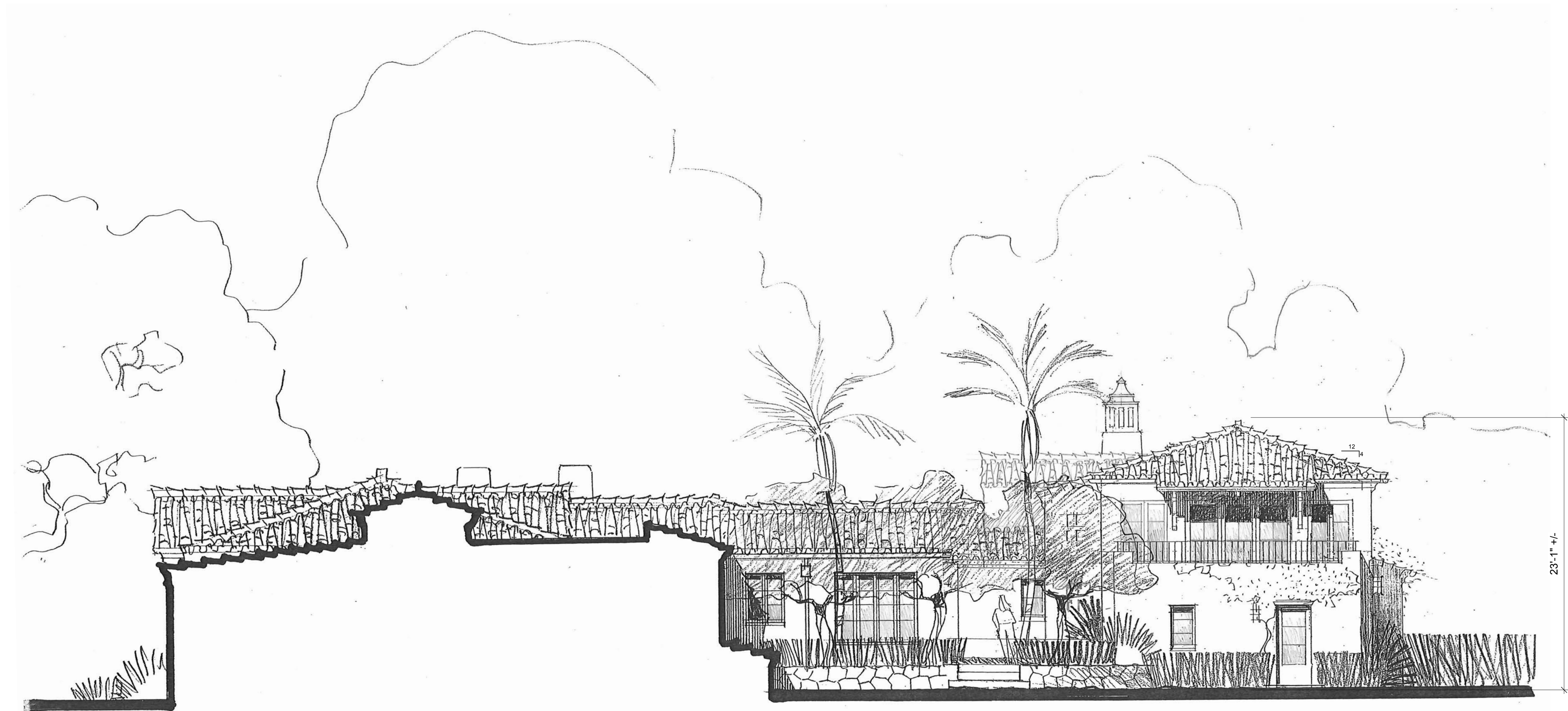
1 (E) North Elevation
Scale: 3/16" = 1'-0"



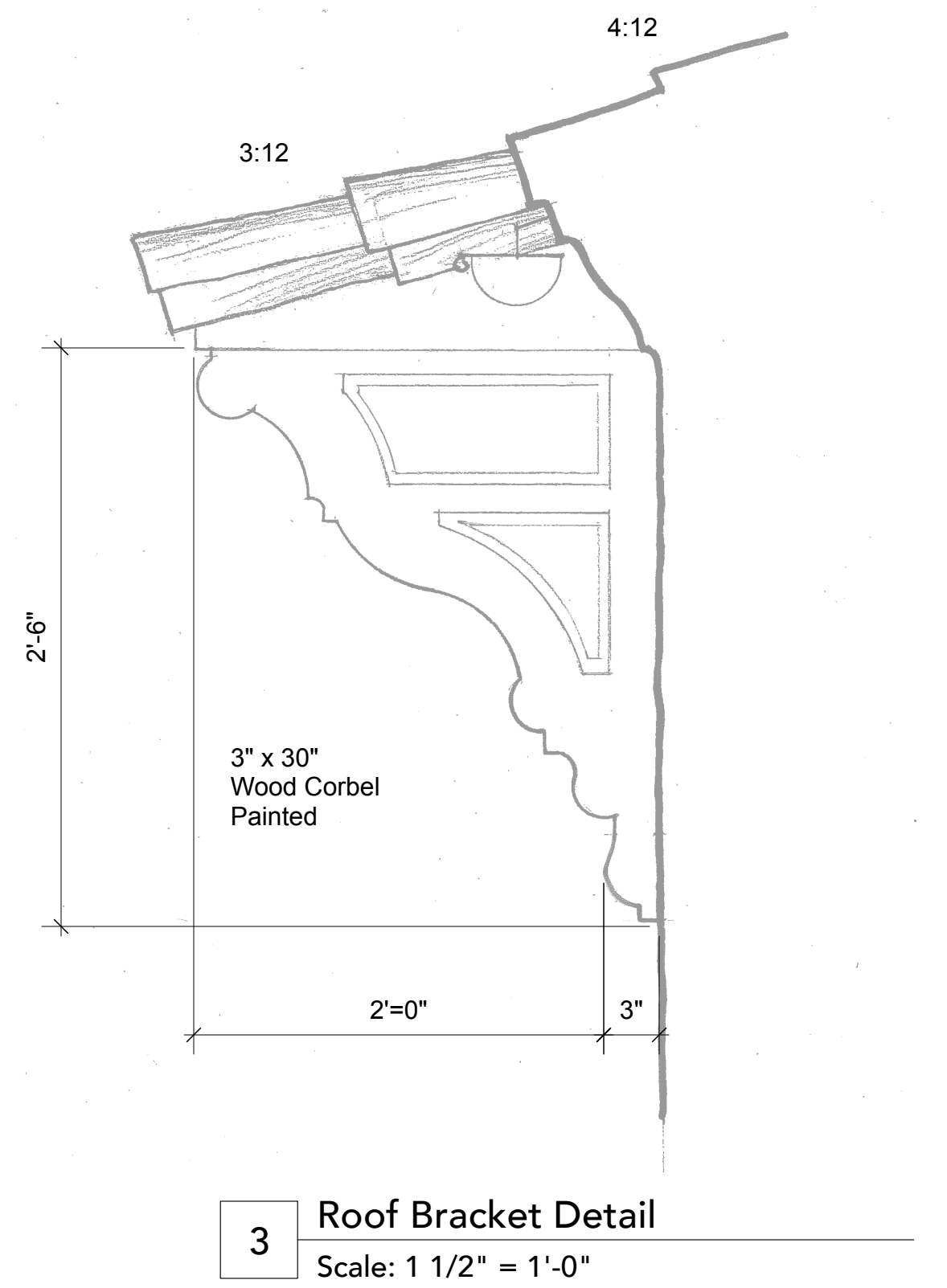
2 (E) West Elevation
Scale: 3/16" = 1'-0"



1 (P) East Elevation
Scale: 3/16" = 1'-0"



2 (P) East Elevation/Section
Scale: 3/16" = 1'-0"



3 Roof Bracket Detail
Scale: 1 1/2" = 1'-0"



3 (P) North Elevation
Scale: 3/16" = 1'-0"



4 (P) West Elevation
Scale: 3/16" = 1'-0"